



**NOTICE OF MEETING
OF THE
MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Wednesday, June 7, 2017 – noon**

A quorum of the Marble Falls City Council may be present

Notice is hereby given that a **Regular Meeting and the Annual Meeting** of the Marble Falls Economic Development Corporation, a non-profit 4B Corporation, will be held at **noon on June 7, 2017** in the **City Hall Council Chambers** located at 800 Third Street, Marble Falls, Texas at which time the following subjects will be discussed:

1. **CALL TO ORDER THE REGULAR AND ANNUAL MEETING AND ANNOUNCE QUORUM IS PRESENT.**
2. **CITIZENS COMMENTS.** *This is an opportunity for citizens to address the Board concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Board. The President may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*
3. **PRESENTATIONS AND UPDATES**
 - Quarterly update from the City of Marble Falls. **Mike Hodge, City Manager**
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** **Midge Dockery, Business Development Coordinator**
 - Real Estate Activity
 - Business Visits
 - Programs Update
 - Marketing Update
5. **EXECUTIVE DIRECTOR'S REPORT.** **Christian Fletcher, Executive Director**
 - Website Activity
 - Prospect Activity
 - Financial Update
6. **CONSENT AGENDA.** *The items listed are considered to be routine and non-controversial by the Board and will be approved by one motion. There will be no separate discussion of these items unless a Board*

Member so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence on the Regular Agenda.

- (a) Approval of the minutes of the May 3, 2017 regular meeting. **Christina McDonald, Secretary**

7. **REGULAR AGENDA.** *The Board will individually consider and possibly take action on any or all of the following items:*

- (a) Discussion and Action on selection of officers for the Corporation.
- (b) Discussion and Action on Community Leverage Funding for the Accountable Community Project.
- (c) Discussion and Action on FY 2016/2017 Budget Amendments.
- (d) Discussion and Action on FY 2017/2018 Draft Budget.

8. **EXECUTIVE SESSION**

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the following:

- Economic Development Prospects
- Hotel/Conference Center

9. **RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.**

10. **FUTURE AGENDA REVIEW.**

11. **ADJOURNMENT.**

"The Marble Falls Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, but not limited to, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending Economic Development Meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Christina McDonald, City Secretary, at (830) 693-3615.

Certificate of Posting

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posted at City Hall, in a place readily accessible to the general public at all times, on the 1st day of June, 2017 at 12:30 pm and remained so posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

/s/ Christina McDonald

Christina McDonald, TRMC
EDC Secretary

The agenda is also posted on the City's website www.marblefallstx.gov and the EDC's website www.marblefallseconomy.com.

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 3rd day of May, 2017 the Marble Falls Economic Development Corporation of the City of Marble Falls convened in regular session at noon at the regular meeting place in City Hall, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

PRESENT:

Steve Reitz	President
Mark Mayfield	Vice President
Jane Marie Hurst	Director
Judy Miller	Director
John Packer	Director (arrived at 12:35 pm)
Lindsay Plante	Director

ABSENT:

None

STAFF:

Christian Fletcher	Executive Director
Midge Dockery	Business Development Coordinator
Monte Akers	Attorney
Christina McDonald	EDC/City Secretary
Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Margie Cardenas	Director of Finance/EDC Treasurer

VISITORS: None

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** President Reitz called the meeting to order and announced the presence of a quorum.
2. **CITIZENS COMMENTS.** There were no citizen comments.
3. **PRESENTATIONS AND UPDATES.** There were no presentations or updates.
4. **BUSINESS DEVELOPMENT COORDINATOR'S REPORT.** Midge Dockery, Business Development Coordinator gave reports on real estate activity, business visits and programs and marketing updates.
5. **EXECUTIVE DIRECTOR'S REPORT.** Christian Fletcher, Executive Director gave a report on website and prospect activities as well a financial update.
6. **CONSENT AGENDA.**

- (a) **Approval of the minutes of the April 5, 2017 regular meeting.**
- (b) **Approval of the 2nd Quarterly Investment Report for the period January 1, 2017 through March 31, 2017.**

Director Miller made a motion to approve the consent agenda. The motion was seconded by Director Plante and carried by a vote of 6-0.

7. REGULAR AGENDA.

- (a) **Discussion and Action on Community Leverage Grant request from the Parks Department.** Parks and Recreation Director Robert Moss addressed the board. Vice President Mayfield made a motion to approve the request in the amount of \$25,000. Director Plante seconded the motion. The motion carried by a vote of 6-0.
- (b) **Discussion and Action on amending the Bylaws of the Marble Falls Economic Development Corporation.** Executive Director Christian Fletcher presented the proposed amendments. Director Plante made a motion to approve the amendments to the Bylaws as presented and reviewed by the EDC Attorney. Director Nash seconded the motion. The motion carried by a vote of 6-0.
- (c) **Discussion and Action on FY 2016-2017 budget amendments.** Executive Director Fletcher presented the proposed amendments. Director Miller made a motion to approve the recommended FY 2016/2017 budget amendments. The motion was seconded by Director Plante and carried by a vote of 6-0.
- (d) **Discussion and Action on an amendment to the Lease Agreement with Novak Cobalt Partners.** Executive Director Christian Fletcher addressed the board. Vice President Mayfield made a motion to approve the amendments to the lease agreement with Novak Cobalt Partners. Director Nash seconded the motion which carried by a vote of 6-0.

8. EXECUTIVE SESSION

Close Open Session and Convene Executive Session pursuant to §551.087 (*Economic Development*), §551.071 (*Private Consultation between the Board and its Attorney*), §551.072, and (*Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property*) of the Open Meetings Act. *Tex. Gov't Code*, Council will meet in Executive Session to discuss the following:

- **Economic Development Prospects**
- **Hotel/Conference Center**
- **Acquisition of property to expand the park system**

12:28 pm Convened to Executive Session – Note: Director Packer arrived at 12:35 pm during Executive Session

1:52 pm Returned to Open Session

- 9. RECONVENE TO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.** Vice President Mayfield made a motion to instruct staff to move forward with the acquisition of property to expand the park system as discussed in Executive Session. Director Miller seconded the motion. The motion carried by a unanimous vote (7-0).
- 10. FUTURE AGENDA REVIEW.** Items for the June meeting were reviewed.
- 11. ADJOURNMENT.** There being no further business to discuss, Director Hurst made a motion to adjourn. The motion was seconded by Director Plante and the meeting was adjourned at 1:55 pm

Steve Reitz, President

ATTEST:

Christina McDonald, EDC Secretary

MARBLE FALLS ECONOMIC DEVELOPMENT CORPORATION
Agenda Item Cover Memo
June 7, 2017

Agenda Item: 8
Prepared By: Christina McDonald, Secretary
Department: EDC

AGENDA CAPTION

EXECUTIVE SESSION

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- Economic Development Prospects
- Hotel/Conference Center

CERTIFICATION:

I hereby certify that I have reviewed the proposed topic for the Executive Session described herein and in my opinion, the Texas Open Meetings Act authorizes the Marble Falls Economic Development Corporation to meet in Executive Session and to deliberate regarding the subject matter contained in this cover memo.

Signed this _____ day of _____, 2017.

EDC Attorney